EXHIBIT NO. ____/

City of Alexandria, Virginia

9-25-01

MEMORANDUM

DATE:

SEPTEMBER 21, 2001

TO:

THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

PHILIP SUNDERLAND, CITY MANAGER 5

SUBJECT:

AUTHORIZATION OF RECOMMENDED CAPITAL PROJECT

ALLOCATIONS AND PLANNED EXPENDITURES

ISSUE: City Council authorization of the recommended capital project allocations and planned expenditures.

RECOMMENDATION: That City Council authorize the capital project allocations and planned expenditures for the capital projects as detailed in the Capital Improvement Expenditure Summary (Attachment 1).

DISCUSSION: This docket item provides a summary of Capital Improvement Program planned expenditures (Attachment 1). It includes projects reflected in the City's Fiscal Year 2002 Capital Budget, approved by City Council on May 3, 2001 or approved in capital budgets prior to FY 2002 with a CIP budget document page reference in Attachment 1. A project title listing appears on the next page and a detailed summary appears in Attachment 1.

Allocations are recommended for the following project:

Renovation of Existing City Facilities

Capital Facilities Maintenance Plan	\$469,000
Public Safety Center (slab settlement)	\$320,000
Public Safety Center (space analysis)	\$170,000
Fire Station Renovations	\$226,500
Mental Health Facilities (Group Homes)	\$134,785
City Hall (HVAC System)	\$120,000
Health Department (site analysis)	\$ 35,000

Public Safety

Peumansend Creek Regional Jail Authority \$186,917

Streets and Bridges	
Bridge Repairs and Maintenance (Flood Control Tunnels)	\$ 100,000
King & Beauregard Intersection Improvements	\$ 25,000
Street and Pedestrian Improvements	
Parking Meter Replacement	\$ 200,000
Traffic Calming	\$ 200,000
Street Reconstructions	\$ 220,000
School-Related Improvements (F.C. Hammond)	\$ 100,000
Community Development	
Municipal Waterfront Improvements	\$ 850,000
Stream Maintenance and Waterfront Dredging	\$ 750,000
Municipal Waterfront Improvements (Fire Suppression System)	\$ 350,000
Sewer Rehabilitation and Pollution Abatement	
Correction of Inflow and Infiltration	\$ 875,000
Sewer Map Updating	\$ 120,000
Holmes Run Trunk Sewer Study	\$ 100,000
Eisenhower Avenue Leaf Site	\$ 80,000
Traffic Improvements and Rapid Transit	
Bus and Rail Capital Replacement (WMATA)	\$ 950,000
Traffic Control Facilities	\$ · ·
Alexandria Transit Corporation (ATC) Buses	\$ 60,000
Park Improvements	
Commerce Park (private contribution)	\$ 7,000

ATTACHMENTS:

Attachment 1 - Capital Improvement Program Planned Expenditures

STAFF:

Mark Jinks, Assistant City Manager

Gene Swearingen, Director, Office of Management and Budget

Alfred Coleman, Budget/Management Analyst, Office of Management and Budget

This attachment provides summary information on capital improvement program projects for which work will be initiated and expenditures incurred during the upcoming months. Funding for all of the projects discussed below is included in the City's Approved FY 2002 Capital Improvement Program (CIP) budget or in prior year capital budgets.

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.221135 Sub-object 2121	Renovation of Existing City Facilities (Capital Facilities Maintenance)	\$469,000	\$469,000	Page 106 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for infrastructure and equipment repairs and/or replacements, based on industry standards for life expectancies of equipment and materials that are necessary to adequately maintain the City's physical plant. This will include the replacement of the file card storage system in the City Clerk's Office (\$5,500); the replacement of entrance mats and carpet in common areas at City Hall (\$171,000); the replacement of dry-pipe sprinkler valves at the Courthouse (\$8,000); the repair of roof parapets at Duncan Library (\$67,000); painting, carpet and other minor improvements at the Health Department (\$53,000) (Due to the current work conditions at the St. Asaph St. facility and the three to four years until the Health Department is moved to a new facility, these improvements are recommended); the installation of an automatic gate at the Police K-9 facility (\$18,000); the replacement of the roof, gutters and downspouts at the Police Pistol Range (\$66,000); the installation of a fence around a dumpster (\$5,400), overhaul of chillers (\$30,000), and the installation of pipe isolators, leg supports and pipe hangers for equipment in the boiler room at the Public Safety Center (\$25,000); and the installation of Cardkey equipment at the Queen/Lee Garage (\$20,000). These projects are scheduled to begin immediately. The smaller projects are scheduled to be completed no later than January 2002. The larger projects should be completed by late spring of 2002. (Fund Source: Cash Capital -FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.220780 Sub-object 2121	Renovation of Existing City Facilities (Public Safety Building)	\$320,000	\$320,000	Page 108 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the design of corrective measures to remedy the first floor slab settlement problem at the Public Safety Building. A study completed in FY 2001 has determined that the slab has settled as much as four inches in some areas of the facility since it opened in 1987, although there has been no additional settlement in the last three months. The settlement has caused a wave effect in some floor areas, extensive damage to interior finishes, dislocation of door frames, and water ponding in the showers/restroom area. The City's consultant has installed equipment to monitor the settlement to ensure building stability and employee safety. The design of the corrective measures is scheduled to be completed in Spring 2002, at which time a schedule for the work on the slab will be determined. (Funding Source: Bond Proceeds - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.221235 Sub-object 2121	Renovation of Existing City Facilities (Public Safety Building)	\$170,000	\$170,000	Page 108 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for a space analysis at the Public Safety Building to review and analyze the current space utilization to determine the short term and long term space needs of the Police Department, Magistrate's Office and Sheriff's Office. Prior to correcting the settlement problem at the Public Safety Building, staff, in coordination with the three public safety agencies housed at the public safety center, will develop options for addressing space issues in the short term as well as in the long term (10 to 15 years). This report will be completed in time for consideration in the FY 2003 budget discussions (Funding Source: Bond Proceeds - FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.265629 Sub-object 2121	Renovation of Existing City Facilities (Fire Station Renovations)	\$226,500	\$226,500	Page 107 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for minor renovation and repair work at Fire Stations 203 (2801 Cameron Mills Road), 202 (213 East Windsor Avenue), 208 (175 North Paxton Street), 205 (1210 Cameron Street), 206 (4609 Seminary Road) and 207 (3301 Duke Street). This work will include exterior renovations at Fire Station 203; the design of separate male and female paramedic bunkrooms at Fire Station 202; the installation of fire detection systems at Fire Station 208; interior improvements at Fire Station 205 and minor improvements at Fire Stations 206 and 207. The projects are scheduled to begin at various times and all are scheduled to be completed by June 2002. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.221160 Sub-object 2121	Renovation of Existing City Facilities (Mental Health Facilities)	\$134,785	\$134,785	Page 110 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the capital replacement and repair requirements at the City owned and operated group homes. These homes were identified by the Department of General Services through a comprehensive survey of facility conditions at nineteen group homes operated by the City, the Alexandria Community Services Board, and Sheltered Homes of Alexandria. The survey identified approximately \$755,000 in repair and maintenance items at these locations. A total of \$480,620 has been included in the FY 2002 Approved budget phased in over six years to address these needs. The Community Services Board will pursue grant or alternative funding for the balance or the requirements. This allocation represents the first year of funding. (Funding Source: Cash Capital - FY 2002 Funds)



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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 005-020 Account No.220954 Sub-object 2121	Renovation of Existing City Facilities (City Hall)	\$120,000	\$120,000	Page 106 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the replacement and relocation of the rooftop heating, ventilation and air conditioning (HVAC) equipment at City Hall. This work will include the removal of the current rooftop HVAC equipment which has rusted and deteriorated, the installation of nine new rooftop HVAC units and the relocation of five existing rooftop HVAC units. Work is scheduled to be completed in the spring of 2002. (Funding Source: Cash Capital - FY 2000 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 050-020 Account No.221085 Sub-object 2121	Renovation of Existing City Facilities (Health Department)	\$35,000	\$35,000	Page 108 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for a site study analysis for the proposed new Health Department facility. The analysis will consist of a preliminary site analysis of up to eight sites or parcels and a detailed analysis of up to four sites or parcels, to include land acquisition, development costs and reimbursable expenses in relation to site selection for the proposed new facility. The analysis is scheduled to be completed this fall. (Funding Source: Bond Proceeds - FY 2001 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 006-004 Account No.224006 Sub-object 2121	Peumansend Creek Regional Jail	\$186,917	\$186,917	Page 117 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the City's portion of debt service payments of the Peumansend Creek Regional Jail Authority during FY 2002. In September 1994, City Council approved the Service Agreement establishing the financial and operational commitments of the member jurisdictions regarding design, construction and operation of the jail. Member jurisdictions include the Cities of Alexandria and Richmond and the Counties of Caroline, Arlington, Loudoun and Prince William. Alexandria is allocated 50 beds, or approximately 15 percent of the 336 beds in the facility. The facility opened September 7, 1999. This allocation for the City's share of the debt service cost is consistent with the conditions of the Service Agreement. (Funding Source: Cash Capital - FY 2002 funds).

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-010 Account No. 245879 Sub-object 2121	Streets and Bridges (Flood Control Tunnels)	\$100,000	\$100,000	Page 134 of the City's Approved FY 2002 CIP Document

This allocation will provide funding for the continued monitoring of the Cameron Run Flood Tunnels by Dr. Sauer Corporation and the cost for a flagman that must be on duty during construction at the CSX Railroad site due to the active railroad that runs over the site and railroad union safety rules. The Cameron Run Flood Tunnel project is scheduled to be completed by July 2002. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-104 Account. No.245209 Sub-object 2121	Streets and Bridges (King and Beaure	\$25,000 gard	\$25,000	Page 136 of the City's Approved FY 2002 CIP Budget
	Intersection Im	provements)		Document

This allocation will provide funding for the City's share of a detailed, extended traffic flow study at the King and Beauregard Streets intersection. Regional growth and development of the King Street corridor, particularly in Fairfax County, has resulted in increased traffic congestion at the intersection of King and Beauregard Streets. Over the past year, the City and Arlington County staff have met with the Virginia Department of Transportation (VDOT) to examine at-grade potential solutions to the traffic problems associated with this intersection. VDOT commenced a study to examine redesign alternatives for this intersection during fall/winter 2000-2001. This allocation represents the City's share of this study. This project is on-going and no final decision on design has been made. (Funding Source: Cash Capital FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-011 Account No.245600 Sub-object 2121	Street and Pedestrian Improvements (Parking Meter Replacement)	\$200,000	\$200,000	Page 148 of the City's Approved FY 2002 CIP Budget Document

This allocation will provide funding for the replacement of parking meters and posts in the City's Old Town area with new LED type meters. The City's current parking meters are over 20 years old and in need of frequent and extensive repair. Replacement parts have become difficult to obtain since most vendors are fabricating the newer LED type meters. This ongoing project will replace the City's approximately 1,000 meters over the next three fiscal years. This allocation represents the first year of the three year replacement program. (Funding Source: Cash Capital - FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-011 Account No.245320 Sub-object 2121	Street and Pedestrian Improvements (Traffic Calming)	\$200,000	\$200,000	Page 147 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the design and construction of physical traffic calming devices within the right-of-way to preserve neighborhoods and enhance safety by diverting cut through traffic, lowering prevailing traffic speeds, and highlighting pedestrian crossing areas. Traffic calming devices are currently being installed in the Rosemont area of the City. This project is on-going through FY 2007. This allocation will provide funding through FY 2002. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-011 Account No.245357 Sub-object 2121	Street and Pedestrian Improvements (Street Reconstru	\$220,000	\$220,000	Page 146 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for on-going street reconstruction and rehabilitation projects throughout the City, including street reconstructions and road improvements in the West End of the City. In addition, this allocation will be used in conjunction with the City's traffic calming project to fund any additional alterations that must be made to the roadway to permit the installation of traffic calming devices. This project is on-going. (Funding Source: Cash Capital - FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-011 Account No.245650 Sub-object 2121	Street and Pedestrian Improvements (School Pedestrian Improvements)	\$100,000	\$100,000	Page 148 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for pedestrian and traffic improvements at F.C. Hammond Middle School to address approved site plan conditions. These improvements will include the installation of traffic and pedestrian signal heads at Seminary Road (\$50,000), new sidewalk and landscaping on Seminary (\$50,000) at Francis Hammond Middle School. These improvements will primarily improve safety for students crossing Seminary Road and will represent the City's direct contribution to the F.C. Hammond renovation and expansion project. This pedestrian and traffic improvement project is scheduled to be completed by January 2002. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 003-004 Account No.210047 Sub-object 2121	Community Development (Municipal Waterforms)	\$850,000	\$850,000	Page 57 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for general improvements and maintenance to the City's waterfront. Improvements will include repairs to the bulkhead at Point Lumley; the installation of a concrete walkway at Waterfront Park; the extension of the deck at the Torpedo Factory Inlet to cover floatables; the installation of lateral support to the Torpedo Factory Pier; the replacement of dolphins at the Torpedo Factory; and the installation of new docking accommodations in front of the Chart House Restaurant. This work is scheduled to be completed by March 2002. (Funding Source: Cash Capital - FY 2001 and FY 2002 Funds)

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Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 003-019 Account No.210112 Sub-object 2121	Community Development (Waterfront Dredging)	\$750,000	\$750 , 000	Page 61 of the City's Approved 2002 CIP Budget Document

This allocation will provide the funding for dredging at the City Marina from Founders Park to the Torpedo Factory. The accumulation of silt in the marina has resulted in the number of boat slips available for rental to decline. The City Marina was last dredged over seven years ago. This project is scheduled to be completed by March 2002. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 003-019 Account No.210050 Sub-object 2121	Community Development (Municipal Waterfront Improvements)	\$350,000	\$350,000	Page 57 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the installation of a manual dry standpipe fire suppression system at the City's waterfront as a more effective means of combating fire. The current configuration of fire hydrants only provides fire fighters with limited access to the waterfront. This project is scheduled to begin in October 2001 and is scheduled to be completed in March 2002. (Funding Source: Cash Capital - FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-010 Account No.255208 Sub-object 2121	Sewer Rehabilitation and Pollution Abatement (Combined Sewer Ove and Inflow and Inf	rflow	\$875,000	Page 157 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the evaluation of the inflow and infiltration in the lower Four Mile Run Watershed. The Commonwealth Sewer Service Area Infiltration and Inflow (I&I) Study is a two phase project. Phase I is a review of existing information, identifying I&I sources, quantities, and estimations of the magnitude and frequency of conditions that would result in the exceeding of the capacity of the existing system. Phase II will include the preparation of a long-range plan to control the capacity of the existing system. This project will include field work, flow monitoring, house-by-house sanitary sewer surveys, use of TV cameras to inspect sanitary sewers, and smoke testing. The public will be kept informed through the use of letters and/or door hangers. The combined sewer project and the inflow and infiltration project are ongoing. The evaluation is scheduled to be completed by July 2002. (Funding Source: Cash Capital - FY 2000 and FY 2002 Funds (255208-\$475,000; 255200-\$400,000))

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-005 Account No.255060 Sub-object 2121	Sewer Rehabilitation and Pollution Abatement (Sewer Map Update)	\$120,000	\$120,000	Page 160 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the mapping of the City's sanitary and storm sewer systems. The City does not have a comprehensive inventory of the existing subterranean sanitary and storm sewers. Existing maps were last updated in the 1970's and projects completed since that time are not documented or mapped. This allocation will provide properly compiled 100 scale base map data for the City's Geographical Information System (GIS) and the Department of Transportation and Environmental Services' (T&ES) sewer mapping project. This data will meet both horizontal and vertical national map accuracy standards for 100 scale

mapping, which is the generally accepted accuracy standard for a city of Alexandria's size and density. The total cost of this project is \$375,000 of which the Department of Planning and Zoning will be paying \$255,000 with the remainder being funded through the CIP with this allocation. This is an ongoing project. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-005 Account No.255074 Sub-object 2121	Sewer Rehabilitation and Pollution Abatement (Holmes Run Trunk Sewer Study)	\$100,000	\$100,000	Page 159 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for a study of the Holmes Run Trunk Sewer Shed. This study is part of the continuing work to increase the capacity in the Holmes Run Trunk Sewer line that is required to support the rapid development occurring in the Eisenhower Valley. After the results of the study are received, a meeting will be held with the Alexandria Sanitation Authority and Fairfax County to discuss the study results and make a decision on a construction option or other alternatives based on the study results. The study is scheduled to be completed by January 2002. (Funding Source: Bond Proceeds - FY 2001 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 013-010 Account No.255130 Sub-object 2121	Sewer Rehabilitation and Pollution Abatement (Leaf Site)	\$80,000	\$80,000	Page 160 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for improvements to the City's leaf mulch site on Eisenhower Avenue. These improvements will include the replacement of the fence, the construction of a sand filter according to Best Management Practices, a driveway apron and the installation of one fire hydrant. The driveway apron must be replaced due to deterioration and is beyond repair. The new driveway will accommodate approximately 70

vehicles per day. The fire hydrant is being installed at the request of the Fire Department due to the potential fire hazard of leaf piles. In addition, a recycling center will be established on the site. These improvements are scheduled to be completed by the end of October 2001. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 010-002 Account No.240028 Sub-object 2121	Transportation Improvements and Rapid Transit (Bus and Rail Capital Replacement (WMATA		\$950,000	Page 126 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the City's share of the expanded Washington Metropolitan Area Transit Authority's (WMATA) capital replacement and improvement program. This program includes the major overhaul and replacement of the aging portions of the transit system, including engine rehabilitation of the oldest rail cars, bus replacement and the renovation of some of the oldest rail stations. This project is ongoing. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 009-039 Account No.235390 Sub-object 2121	Traffic Improvements and Rapid Transit (Traffic Control Facilities)	\$250,000	\$250,000	Page 122 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the ongoing scheduled installation, replacement and upgrade of traffic signal equipment City-wide that requires a high level of maintenance and the emergency replacement of equipment damaged by nature and/or vehicular traffic. This allocation will also provide for signal upgrades done by contractors, new pedestrian signal heads, the purchase of illuminated way finding signs, improvements to school crossing access points at the Charles Barrett School, and mast arm pole replacement. This project is ongoing. (Funding Source: Cash Capital - FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 010-006 Account No.240093 Sub-object 2121	Traffic Improvements and Rapid Transit (Alexandria Transit Corporation (ATC) B		\$60,000	Page 123 of the City's Approved 2002 CIP Budget Document

This allocation will provide funding for the replacement of existing bus shelters at various locations throughout the City and the construction of new bus shelters when new sites are identified and approved by the City. This allocation will provide for the installation of 12 shelters at heavily used stops throughout the City. This project is ongoing. This allocation will provide the necessary funding to carry this project through FY 2002. (Funding Source: Cash Capital - FY 2001 and FY 2002 Funds)

Project Number Index Code/ Sub-object	Project Title	Approved Funding Available	Planned Expenditure Amount	Budget Document Page Reference
Project 011-118 Account No.245360 Sub-object 2121	Commerce Park	\$7,000	\$7,000	Private Donation

This allocation will provide funding for the development of a small park at Fayette and King Street. The park will have tree wells, benches, and trash receptacles. Construction of this park has been funded through a private donation by the King Street Metro Enterprise Team(Funding Source: Revenue - Private Donation)